



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SURW13-00011 San Francisco Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: May 2, 2013

Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: West of Durango St. @ San Francisco St.
Acreage: 0.365 acre
Rep District: 8

Existing Use: ROW
Existing Zoning: M-1 (Manufacturing)

Property Owner: City of El Paso
Applicant: City of El Paso
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing)/ Railroad
South UP-sp (Union Plaza/special permit)/ Mixed Use
East: C-5 (Commercial)/ Proposed site of new baseball stadium
West: UP-H (Union Plaza – Historic)/ Union Depot

THE PLAN FOR EL PASO DESIGNATION: G-1 Downtown

APPLICATION DESCRIPTION

This is a city-initiated application to vacate a portion of San Francisco Street located west of Durango Street and abutting railroad property. The ROW width to be vacated measures approximately 28 feet in width by 655 feet in length. The ROW will be vacated to the Union Pacific Rail Road as part of a larger agreement between the City of El Paso and Union Pacific Rail Road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of San Francisco Street Vacation subject to the following conditions and requirements:

- The vacated right-of-way shall be subject to a public utility easement reserve for any existing utilities located within the vacated right-of-way. The owner or operator of the utilities may inspect, maintain, replace, or upgrade the utilities any time. All utilities

located within the vacated right-of-way may be removed, relocated, lowered or protected in place at the expense of Union Pacific. If such utilities are governed by an agreement, the costs of relocation shall be allocated as set forth in such agreement except that any relocation costs of the City in any such agreements shall be paid by Union Pacific. Union Pacific agrees to coordinate with the City and the applicable owners of the utilities as to any relocations. Without any monetary consideration, to the extent it is physically possible to do so, Union Pacific may relocate the Utilities located within the vacated right-of-way to locations under the roadway between the curbs of San Francisco Street.

Planning Division Recommendation:

Approval.

City Development-Land Development:

No objection.

Planning - Transportation:

Approval.

El Paso Water Utilities:

1. EPWU does not object to this request

EPWU-PSB Comments

Water:

2. EPWU maintains an existing 48-inch diameter water distribution main crossing the proposed vacation area following Anthony St. alignment. EPWU requires a thirty (30) feet wide utility easement across the proposed vacation area. If new tracks are built over the existing 48-inch diameter water main, the main shall be encased by EPWU in a 60-inch diameter steel casing prior to construction of the new rails at the expense of the applicant. Preliminary and final plans for improvements shall be reviewed and approved by EPWU prior to construction.

3. EPWU maintains two existing fire hydrants (#2200 and #2202) located within the proposed vacation area. These fire hydrants shall be relocated at the expense of the applicant.

4. EPWU maintains an existing water meter at the intersection of San Francisco St. and Anthony St. within the proposed vacation area. The meter shall to be removed and the service line shall be cut and plugged at the main by EPWU at the expense of the applicant.

5. There is an existing 8-inch diameter water main along San Francisco St. This main is located approximately 20 feet north of the southern right-of-way line.

Sewer:

6. EPWU maintains an existing 12-inch diameter sanitary sewer main that crosses the proposed vacation area. EPWU requires a 20 foot wide utility easement across the proposed vacation area. If new tracks are built over the existing 12-inch diameter sanitary sewer main, the main shall be encased in a 24-inch diameter steel casing by EPWU prior to construction of the new rails at the expense of the applicant. Preliminary and final plans for improvements shall be reviewed and approved by EPWU prior to construction.

General:

7. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a

certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Parks and Recreation:

We have reviewed San Francisco Street, a Street vacation survey map and offer “No” objections to this proposed street vacation request.

El Paso Fire Department:

No comments received.

El Paso Electric Company:

No comments received.

Sun Metro:

No comments received.

911

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

No comments received.

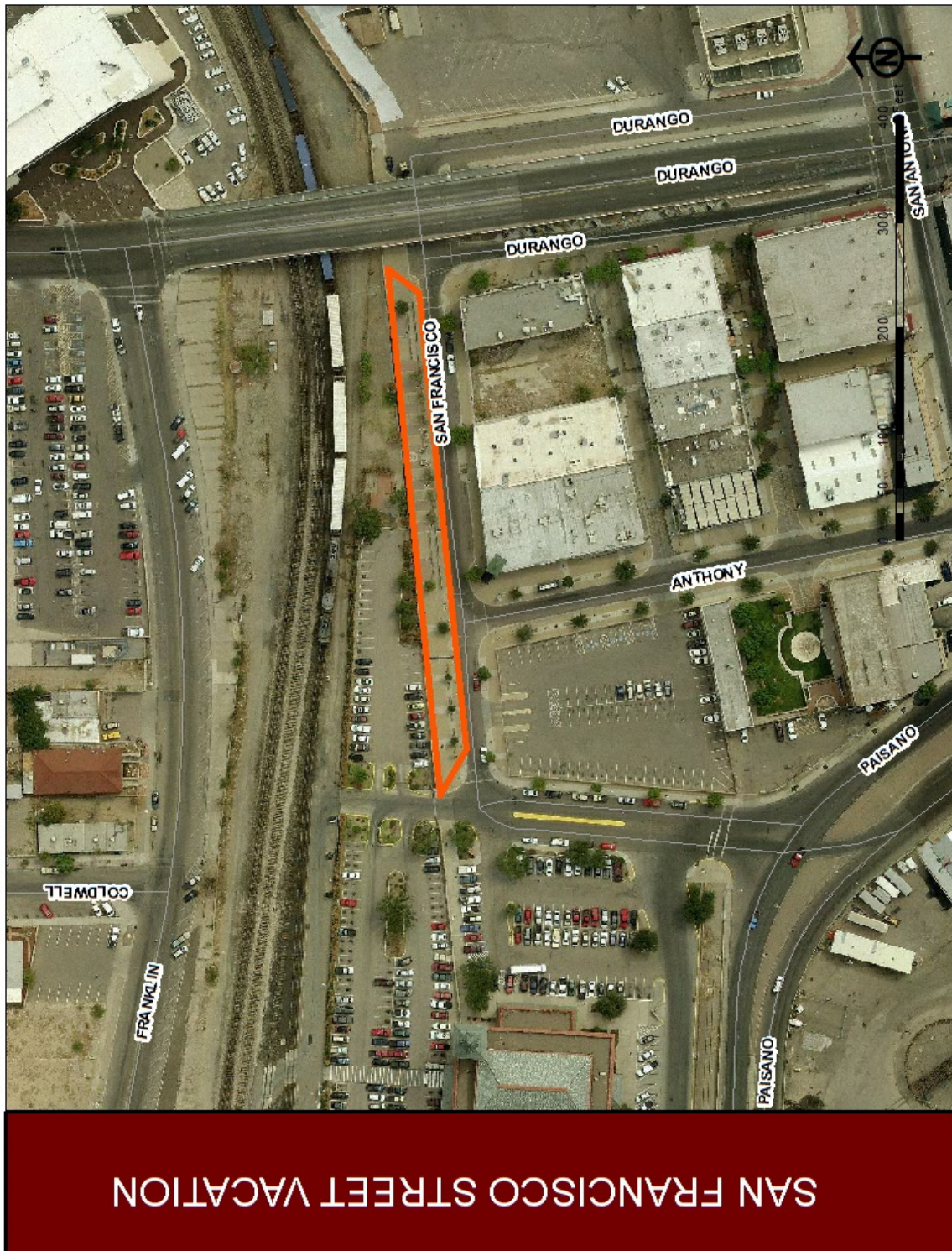
Attachments

1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1

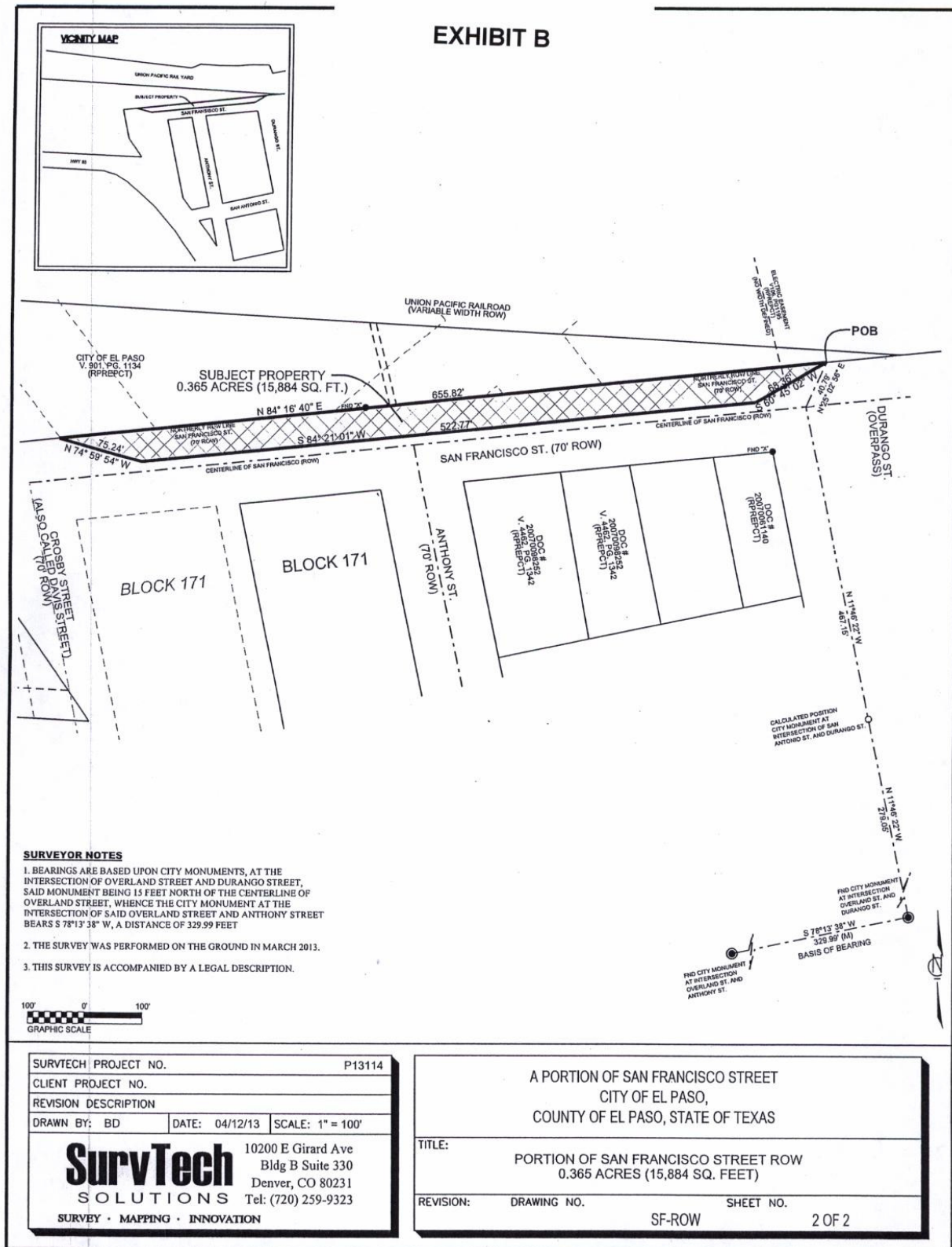


ATTACHMENT 2



ATTACHMENT 3

EXHIBIT B



ATTACHMENT 4



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 4-16-2013

File No. SURW13-00011

1. APPLICANTS NAME City of El Paso/Union Pacific Railroad Company
ATTN: Rodney Carroll, Director-Real Estate
ADDRESS 1400 Douglas St., Mail Stop 1690, Omaha, Nebraska 68179 ZIP CODE _____ TELEPHONE (402) 544-2221
2. Request is hereby made to vacate the following: (check one)
Street ☒ Alley _____ Easement _____ Other _____
Street Name(s) San Francisco Subdivision Name Mills and the Juan Mana Ponce de Leon
Abutting Blocks 171 & 51 Grant, referred to as the Atchison, Topeka &
Abutting Lots Santa Fe Railroad Reservation
3. Reason for vacation request: Union Pacific acquiring property from City to incorporate
parcel into the design of its Velocity Project
4. Surface Improvements located in subject property to be vacated:
None _____ Paving _____ Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls ☒ Structures _____ Other ☒
5. Underground Improvements located in the existing rights-of-way:
None _____ Telephone ☒ Electric ☒ Gas _____ Water ☒ Sewer _____ Storm Drain _____ Other ☒
6. Future use of the vacated right-of-way:
Yards _____ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other ☒ Railroad Use
7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other _____
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE: Jaime G. Miller
REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.